



PLANNING COMMISSION AGENDA

NAT DIBUDUO, Chair

Commission Members
LEE BRAND, Vice Chair
NUEL BROWN
JEFFREY HARRINGTON
HAL KISSLER
CHARLES VANG
JENNIFER WHITE

Planning and Development
Director/Secretary
NICK P. YOVINO

Deputy City Attorney
KATHRYN C. PHELAN

The Planning Commission welcomes you to this meeting.

December 17, 2003

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Planning Commission meeting.

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all testimony given will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing

the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. **Minutes** – Approve minutes for meetings of November 19, and December 3, 2003.
- B. **Communications**
- C. **Entitlements**

VI. REPORTS BY COMMISSIONERS

- A. Resolution of Appreciation – Michael P. Slater, Assistant City Attorney

VII. CONTINUED MATTERS

VIII. NEW MATTERS

- A. Consideration of Plan Amendment Application No. A-03-04, Rezone Application No. R-03-18, and environmental findings, filed by Paul and Gayane Atmajian, pertaining to two adjacent vacant parcels of land, 0.34 acres in size, located on the east side of North Palm Avenue between East Shields and East Simpson Avenues.
1. Environmental Assessment No. A-03-04, R-03-18, determination of initial study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-03-04, proposes to amend the 2025 Fresno General Plan, the Fresno High-Roeding Community Plan, and the Tower District Specific Plan from the neighborhood commercial planned land use designation to the medium density residential land use designation for Assessor's Parcel No. 443-061-19.
 3. Rezone Application No. R-03-18, proposes to rezone the northerly one-half of the site (Assessor's Parcel No. 443-061-19) from the C-1 (*Neighborhood Commercial*) zone district to the R-1 (*Single Family Residential*) zone district; and rezone the southerly one-half of the site (Assessor's Parcel No. 443-061-18) from P (*Off-Street Parking*) zone district to the R-1 (*Single Family Residential*) zone district.
 - Fresno High-Roeding Community Plan
 - Tower District Specific Plan
 - Council District 1 (Councilmember Boyajian)
 - Staff Member: Joann Zuniga
 - Staff Recommendation: Approve
 - Will be considered by City Council
- B. Consideration of Rezone Application No. R-03-45, Vesting Tentative Tract Map No. 5233/UGM, and environmental findings filed by Bonadelle Development, for 80 acres of property located on the south side of East Shields Avenue between North Armstrong and North Temperance Avenues.
1. Environmental Assessment No. R-03-45, T-5233, determination of initial study to file a Mitigated Negative Declaration.
 2. Rezone Application No. R-03-45, proposes to rezone the site from the AE-20 (*County*) zone district to the R-1/EA/UGM (*Single Family Residential/Expressway Area/Urban Growth Management*) zone district.
 3. Vesting Tentative Tract Map No. 5233/UGM, proposes to subdivide the site into 347 single family residential lots.
 - McLane Community Plan Area
 - Council District 4 (Councilmember Castillo)
 - Staff Member: Shelby Chamberlain
 - Staff Recommendation: Approve
 - Will be considered by City Council

VIII. NEW MATTERS - *Continued*

- C. Consideration of an appeal of the Planning and Development Director's approval of Conditional Use Permit Application No. C-02-86, filed by Sandalwood Development, for 2.06 acres located on the southwest corner of North Whitney and East Spruce Avenues relating to the development of a 26-unit multiple family residential project.
1. Affirm the adoption by the City Council of the Mitigated Negative Declaration for Environmental Assessment No. A-01-31, R-01-54, C-02-86, dated April 23, and December 27, 2002.
 2. Conditional Use Permit Application No. C-02-86, as described above.
 - Woodward Park Community Plan Area
 - Council District 6 (Councilmember Duncan)
 - Staff Member: Mike Sanchez
 - Staff Recommendation: Deny appeal; approve application
 - May be considered by City Council
- D. Recommend Council adopt a resolution approving the final revised Housing Element of the 2025 Fresno General Plan incorporating revisions as recommended by the State of California Department of Housing and Community Development.
- Citywide
 - Staff Member: Michael Sigala
 - Staff Recommendation: Approve
 - Will be considered by City Council

IX. REPORT FROM SECRETARY

- A. Approval of the 2004 Planning Commission meeting schedule.

X. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XI. ADJOURNMENT